



Quaker Chemical Corporation  
Conshohocken, PA - 200,000  
SF



Rohm & Haas  
Bristol, PA – 480,000 SF



FMC Corporation  
Marcus Hook, PA – 350,000 SF

#### **Situation**

Quaker Chemical Corp (NYSE: KWR) had operated out of its headquarters location in Conshohocken, PA since the early 1900's. Over the years, many of the former manufacturing buildings had become obsolete and were no longer utilized by the company. The company wanted to sell the property to a group with extensive environmental expertise and the financial capacity to successfully complete the transaction. Moreover, given that the company was going to lease approximately 50% of the project after undertaking the sale, they also wanted to work with a purchaser with proven redevelopment expertise.

#### **Environmental Work Performed**

Preferred implemented a program to manage volatile impacted ground water and oversaw chemical process decommissioning, including tank removal.

#### **Development**

Approximately 100,000 square feet of historic former chemical manufacturing facilities were redeveloped as the new world headquarters for Quaker Chemical Corp., who leased the facility for a 15 year term. Preferred Real Estate Investments, Inc. developed an additional 100,000 square feet of new Class "A" office space which is now 100% leased to multiple tenants.

#### **Situation**

Rohm & Haas (NYSE: ROH) no longer fully utilized their former chemical manufacturing plant located in Bristol, PA. They decided to dispose of the property, yet wanted to remain as a tenant in approximately 33% of the property for a 10 year term.

#### **Environmental Work Performed**

A complete decommissioning of existing chemical manufacturing equipment was performed including asbestos and PCB abatement. PREI will also oversee ongoing ground water monitoring and the separation of waste water treatment systems.

#### **Development**

Preferred is redeveloping approximately 300,000 square feet, in addition to the 180,000 square feet that Rohm & Haas is leasing back. This redevelopment will include new base building work, tenant improvement work, partial demolition of existing buildings to improve parking count, as well as, the development of new build-to-suit opportunities.

#### **Situation**

The site was originally owned by the American Viscous Company, which was subsequently acquired by FMC Corporation (NYSE: FMC). After several changes in ownership, Preferred acquired the site and commenced redeveloping the existing 452,000 square feet.

#### **Environmental Work Performed**

The primary environmental focus was asbestos containing soil management. PREI is also staging a coordinated development with FMC and the State Department of Environmental Protection to manage FMC's ongoing liabilities.

#### **Development**

Preferred is in the process of redeveloping the existing site into a 350,000 square foot office building and demolishing approximately 100,000 square feet to improve the available parking ratio. Additional flex buildings will be developed on the balance of the site to meet market demand.